

# For Sale

±364 Acres



Greenfields Rd

## Rocky River Property

Rocky River Road • Rock Island, TN 38581



**Rocky River Road  
Rock Island, TN 38581**



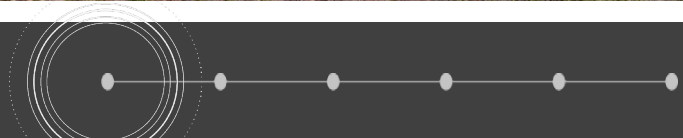
**The Offering**

<b>Sale Price</b>	\$655,110
<b>Land Size</b>	±363.95 Acres
<b>Price Per AC</b>	\$1,800
<b>Land Use</b>	Agricultural / Rural
<b>Parcel ID</b>	079-341.00
<b>Utilities</b>	Limited to none readily available
<b>Topography</b>	Variable terrain typical of the area

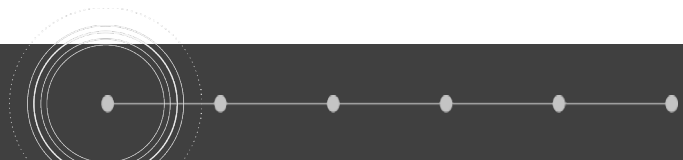
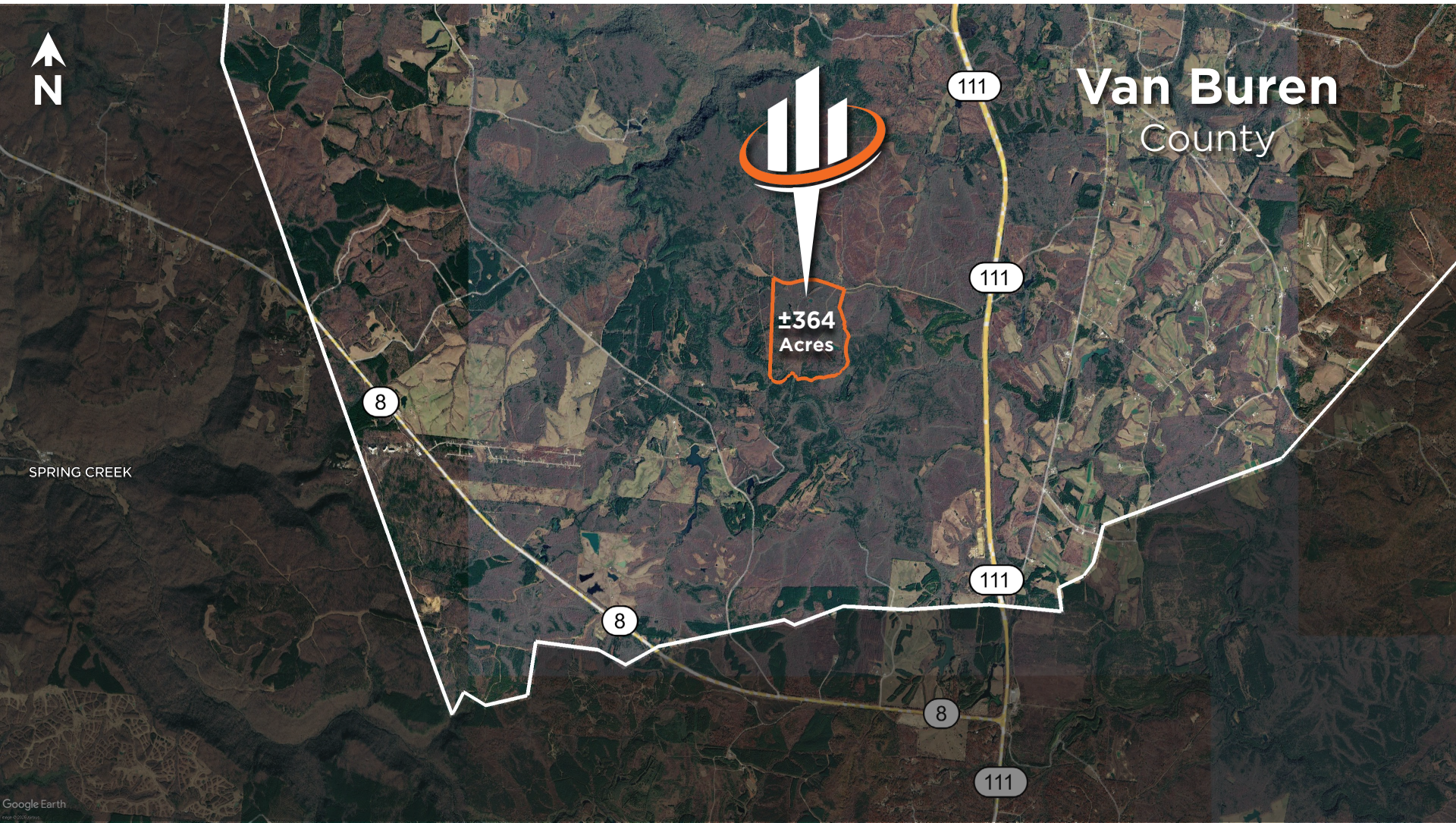
SVN | Second Story is pleased to present for sale approximately 364 acres of scenic conservation land located in the Rocky River area of Tennessee. The land features rolling topography, a natural pond, and a creek running through the property. This expansive tract offers excellent recreational appeal with diverse terrain, strong wildlife presence, and multiple secluded areas ideal for hunting or a private retreat. The rolling landscape provides natural elevation changes, scenic views, and a mix of usable acreage throughout.

Located near Spencer in Van Buren County, the property is positioned along Greenfields Road on the Rocky River, offering a quiet rural setting with convenient access to the surrounding area. The conservation easement, held by Foothills Land Conservancy, preserves the natural character while still allowing for recreational enjoyment and long-term land investment.

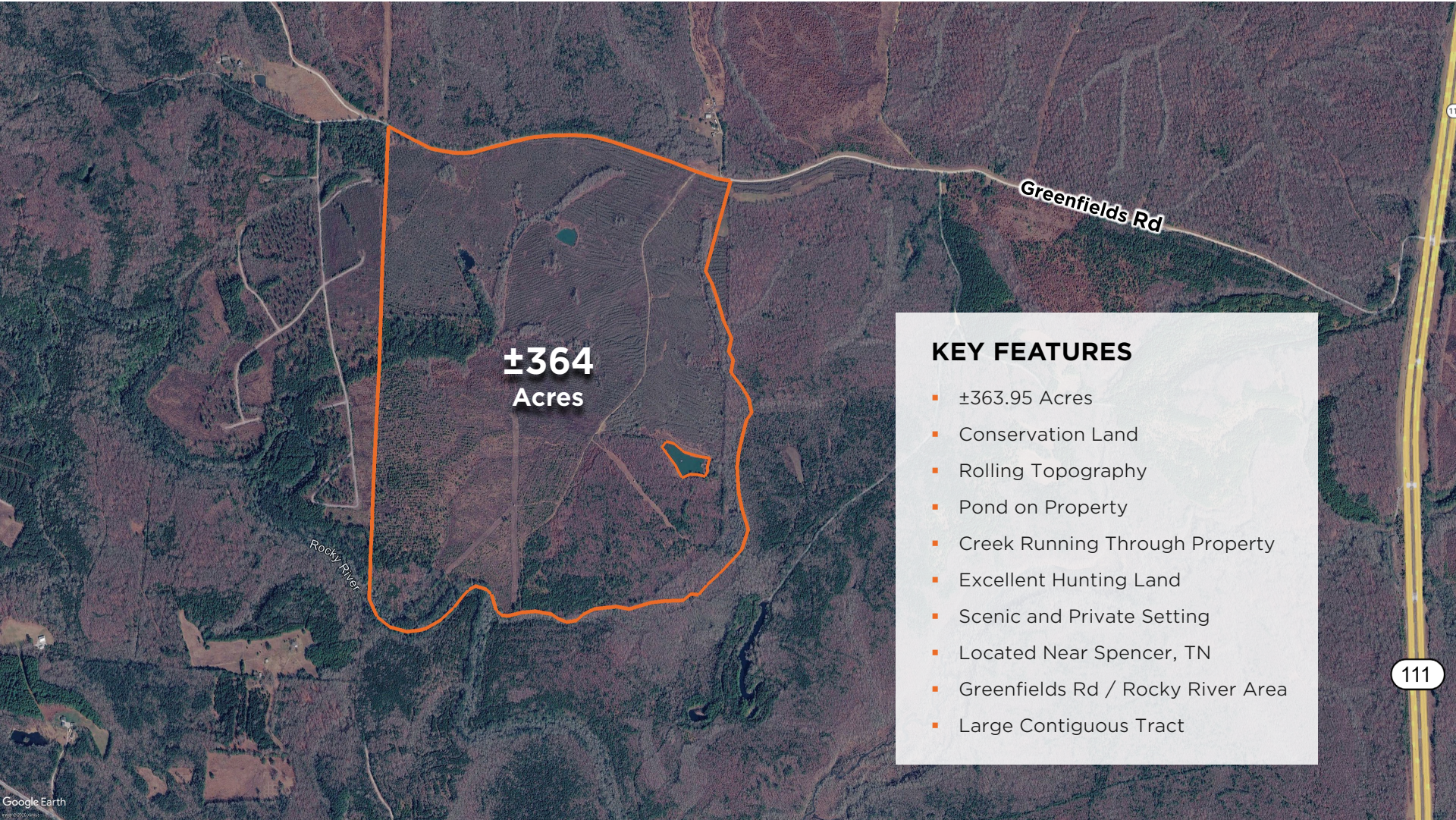
This is a rare opportunity to acquire a large contiguous tract ideal for hunting, conservation use, or a private recreational getaway.



Located off TN Hwy 111



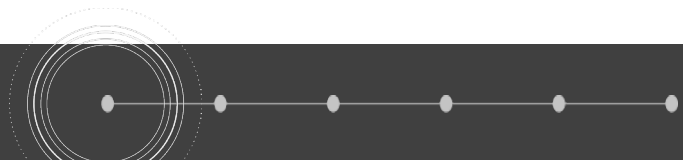
# Property Highlights



## KEY FEATURES

- ±363.95 Acres
- Conservation Land
- Rolling Topography
- Pond on Property
- Creek Running Through Property
- Excellent Hunting Land
- Scenic and Private Setting
- Located Near Spencer, TN
- Greenfields Rd / Rocky River Area
- Large Contiguous Tract

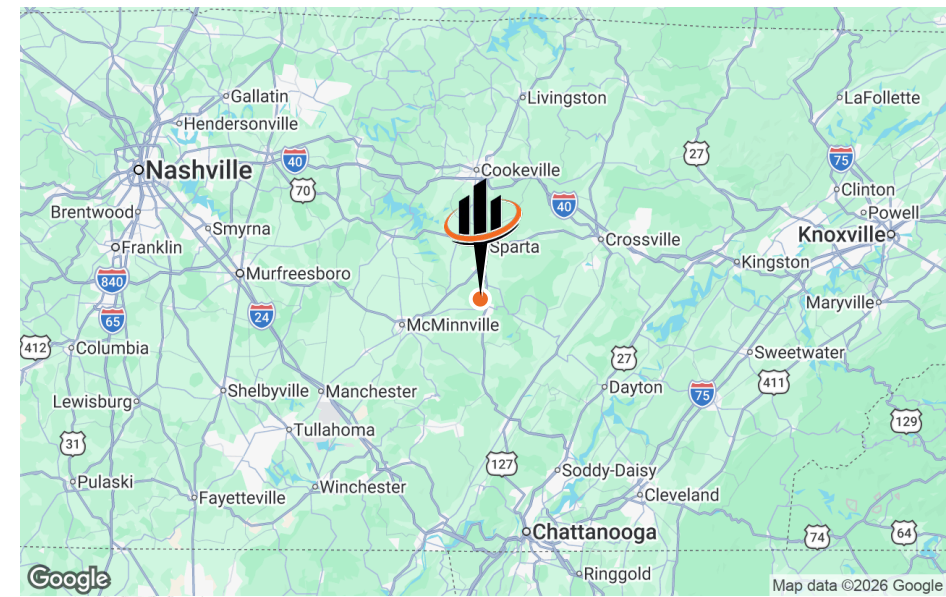
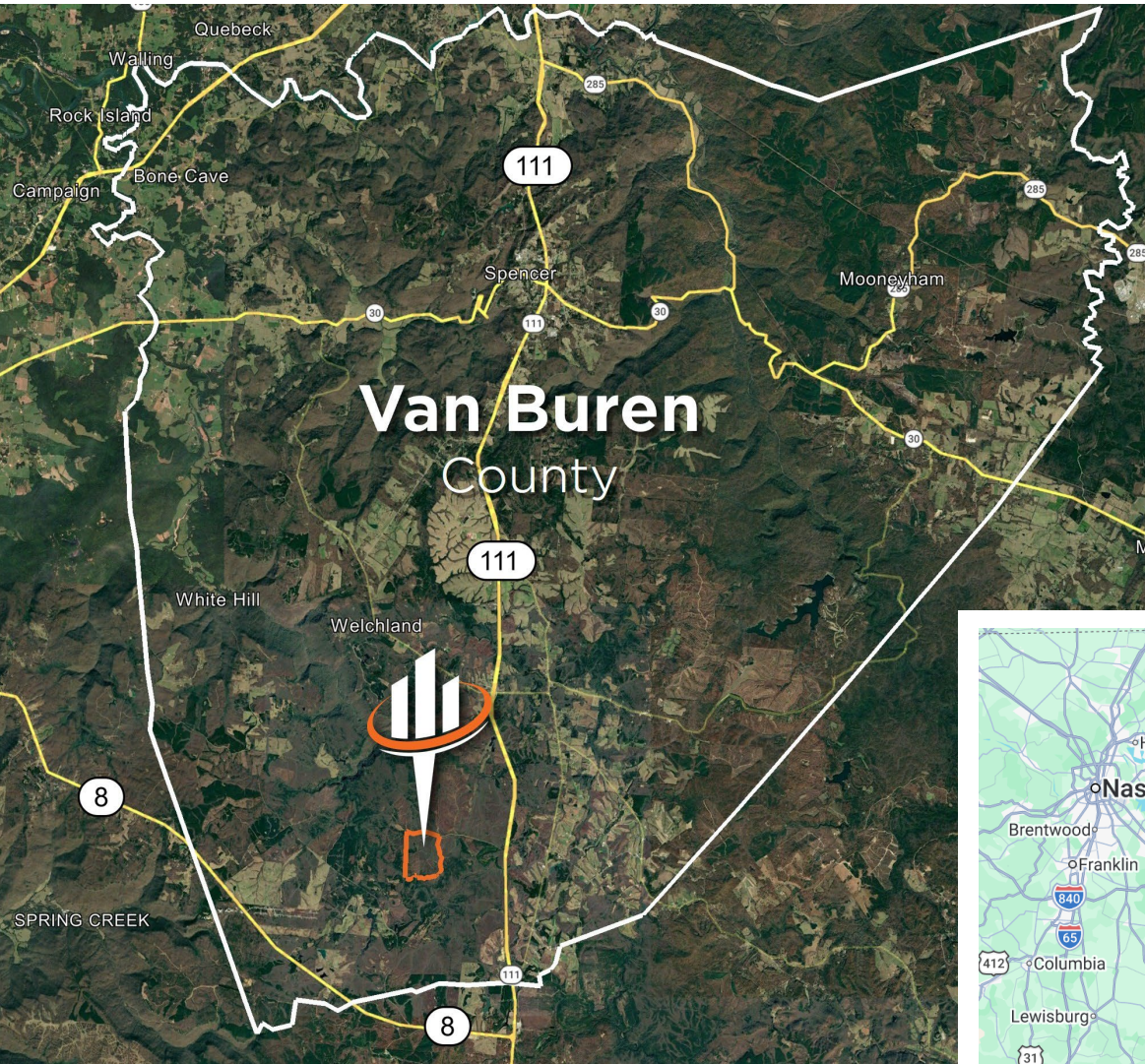
Google Earth



# Location Summary

The property is located in the Rocky River area near Spencer in Van Buren County, a region known for its unspoiled natural beauty, mountain views, and abundant wildlife. Positioned along Greenfield Road on the Rocky River, the surrounding area is characterized by large land tracts, conservation properties, and recreational acreage, making it ideal for hunting, outdoor recreation, and private retreats.

The Rocky River corridor offers a quiet, rural setting with rolling terrain, hardwood timber, and nearby water features, while still maintaining reasonable access to Spencer for basic services, dining, and conveniences. The location is well-suited for buyers seeking privacy, natural surroundings, and a true Middle Tennessee recreational environment.





**EXCLUSIVELY LISTED BY:**

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